



STATE OF UTAH
NATURAL RESOURCES & ENERGY
Parks & Recreation

Scott M. Matheson, Governor
Temple A. Reynolds, Executive Director
Ross B. Elliott, Division Director

1636 West North Temple • Salt Lake City, UT 84116 • 801-533-6011

January 24, 1983

Phil D. Wright, R.S., M.S.
Health Officer
Wasatch County Board of Health
Wasatch County Courthouse
P.O. Box 66
Heber City, Utah 84032

Re: Concessionaire Standards
Deer Creek Lake State
Recreation Area

Dear Mr. Wright:

already passed

We have received your letter dated January 7, 1983, regarding the proposed Lakeside Recreation Vehicle Camp Regulations and the Recreational Vehicle Park Regulations.

Recently we were given departmental direction for our planning process that will involve Wasatch Mountain State Park and the Deer Creek Lake State Recreation Area. We have been asked to prepare what is called a Status Report for Management on both of these facilities as a preliminary step to preparing a general master plan, particularly for the Deer Creek Lake area. Mr. Ken Travous and Mr. Bard Ferrin, superintendent at Wasatch Mountain State Park, will be coordinating that effort.

The Department of Natural Resources and Energy has just instigated a four-phase planning process to which we must adhere. The first step is what we call a Status Report for Management, which is data and conclusions on the current state of the resource and some of the constraints and opportunities for operation and future development. The second phase is the General Management Plan, which will be done for Deer Creek. It gives general planning and development objectives around the reservoir. This is followed by a more specific development concept plan and, finally, specific construction projects around the lake. Deer Creek is one of our high priorities because of the problems associated with the current concession facilities and the fact that we have committed to complete a major portion of the planning process this year, early enough into the fall that we can apprise present concessionaires of the standards and general development level that is going to be required on the reservoir.

Mr. Robert Anderson has sent two letters to your office suggesting a meeting with regard to the standards that will be applied around the state park and the lake; but we have not been made aware of any meetings. We would like to request a meeting to clarify our general position and some of the objectives we have.



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I think some of the suggestions you made in your third paragraph indicate that, if a development on the lake is going to meet State Park standards, considerable capital expense is going to have to be involved. Naturally, it follows that additional time will have to be involved in the lease agreements for the concessionaire to recoup a reasonable profit and return on his investment, because additional facilities will be required to meet a higher quality standard.

As we have mentioned in other communications, the Division of Parks and Recreation has generally held to a very high standard of development. Clearly, with the exception of the state park, what we have on Deer Creek at this time does not meet the standards that are expected by the Legislature, the Governor, the Department Director, and our Division. It may be that there is no opportunity for a profitable operation on Deer Creek Lake at the development standard level that we require. Hopefully, our planning process will ascertain information that would better serve the potential concessionaire in determining whether or not he can make a profit while maintaining the standard of development and quality of development that is required under State Park standards. Generally speaking, I think those standards would exceed, particularly in aesthetic terms, your statutory guidelines.

Mr. Anderson and Mr. Tharold Green of my staff have indicated a few areas within your standards that would probably not be appropriate for a state park concessionaire. For example, the street lighting provisions (the on-site or on-lot area for maneuvering that would have to be off of the street system); the requirement of certain landscaping motifs, inasmuch as we may or may not want trees planted in a particular area; and the general standards for dry storage. The regulations, however, do suggest some excellent design and functional parameters for any type of development.

We have had a number of concerns with regard to design volumes for wastewater in a number of our state parks. We are in the process of metering some of these areas, rather than following a regulation which may be more arbitrary and not appropriate as to specific applications in our state park. As an example, our experience with wastewater volume indicates that volume is significantly less than 125 gallons per day. The sanitary dump station design also varies according to the type of facilities that we provide and whether or not our units accommodate self-contained or non-self-contained vehicles. Again, the Division is in the process of reviewing these Recreational Vehicle Park Regulations, and a review of water and wastewater on a park by park basis will be included.

The general regulations that you cite will be used in part to establish our design parameters. The Division will be using designs provided by the staff or by consultants, and your concerns will certainly be reflected in the final design proposals that we will require of the concessionaires.



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There is some question at this time whether or not the Division will even address or allow a vehicle camp around Deer Creek Reservoir. Statewide, the majority of our state park use and demand for necessary facilities is for day use or short-term use. We are not foreclosing any possibility for a longer period of use-type facility, but we have decided to look carefully and objectively at all of our resources and facilities during this coming year to clearly establish the direction that we want to go in each of our state parks.

Once again, we would appreciate the opportunity of meeting with you at your convenience to discuss these matters.

Sincerely,

Ross B. Elliott
Director

bm

cc: Robert O. Anderson
Kenneth E. Travous
D. Dennis Weaver

10-40 LAKESIDE RECREATION VEHICLE CAMP

10-40-1 Intent

The intent of this provision shall be to establish standards and requirements which will insure safe and healthful occupancy of recreational vehicles and the occupants thereof, during a limited period of time.

10-40-2 General

No Lakeside Recreation Vehicle Camp shall be constructed or occupied which does not conform to the following standards and requirements.

1. Streets. Streets shall be provided in such a pattern as to provide convenient traffic circulation within the ^{CAMP} court. They shall be built to the following standards.
 - a. Streets shall be at least twenty-five (25) feet wide, and automobile parking shall not be allowed on such streets.
 - b. Streets shall be gravel or hard surfaced in accordance with county standards.
 - c. Streets shall be lighted so as to provide at least two-foot candle light on all streets.
2. Minimum Area. No Lakeside Recreation Vehicle Camp facility shall be constructed on a parcel of property which has an area of less than two (2) acres.
3. Recreation Vehicle Site Width. Each recreation vehicle site shall have an average width of twenty-five (25) feet. Vehicles shall be separated from each other and from other structures by at least ten (10) feet. Any accessory uses, such as attached awnings, or steps, shall for purposes of this separation requirement, be considered to be part of the recreation vehicle.
4. Recreation Vehicle Site Frontage. Each recreation vehicle site shall abut directly upon a recreation vehicle court street for a minimum distance of twenty (20) feet. Alignment and gradient shall be properly adapted to topography.
5. Recreation Vehicle Site Requirements. Each recreation vehicle site shall be plainly marked and numbered for identification.

6. Recreation Vehicle Site Area. Each Recreation vehicle site in a recreation vehicle court^{Camp} shall have an area of not less than twelve hundred (1,200) square feet.
7. Recreation Vehicle Density. Not more than one recreation vehicle shall be placed on a recreation vehicle site.
8. Off-Street Parking.
 - a. Each recreation vehicle site shall have, thereon, a paved or graveled space suitable for providing automobile parking which may be a part of or a continuation of a pad upon which the recreation vehicle will rest. Said parking space shall have unencumbered dimensions of not less than nine (9) feet in width and twenty (20) feet in length.
 - b. Each recreation vehicle site shall provide sufficient parking and maneuvering space so that the parking, loading, or maneuvering of recreation vehicles incidental to parking shall not necessitate the use of any public street, or any private grounds not part of the recreation vehicle parking area.
 - c. There shall be provided guest parking in each Lakeside Recreation Vehicle Camp at the ratio of one parking space for each ten (10) recreation sites within said court. These spaces shall be in addition to those on-site places required by "a" above.
9. Landscaping. The following landscaping provisions shall apply to all recreation vehicle courts:
 - a. All open areas except driveways, parking areas, walking ways, utility areas, or patios shall be maintained with landscaping in accordance with a detailed landscaping plan to be approved by the Planning Commission in connection with issuance of a use permit.
 - b. Trees shall be planted along the street frontages as may be required as a condition of a use permit.

10. Recreation Vehicle Court Office. Every recreation vehicle ^{CAMP} court shall include a permanent building for office use. Such building may include a single-family dwelling for the exclusive use of the owner or manager, provided there is a land area of not less than five thousand (5,000) square feet devoted exclusively to the use of said single-family dwelling and the occupants thereof.
11. Water and Sanitation Service Facilities. Water supply, waste water disposal and solid waste disposal must comply with the State of Utah Recreation Camp Sanitation Regulation and other applicable State and local health requirements.
12. Telephone. The recreation vehicle court shall contain at least one (1) public telephone for the use of court renters.
_{CAMP}
13. Utilities. All utility distribution facilities, including television antenna service lines serving individual recreation vehicle sites, shall be placed underground, except as specifically permitted by action of the Planning Commission. The owner is responsible for complying with the requirements of this subsection, and he shall make the necessary arrangements with each of the serving utilities for installation of said facilities. Transformer terminal boxes, meter cabinets, pedestals, concealed ducts and other necessary appurtenances to such underground facilities may be placed above ground. All recreation vehicle sites must be served with water and electricity.

Building Code Standards?

Time limit of usage?

RECREATIONAL VEHICLE PARK

(See: Recreational Vehicle Park Sanitation Regulations)

1. Water Supply

- a) Source capacity 100 gal/day/vehicle space
- b) Storage volume 50 gal/space
- c) Bacteria sampling Each calendar quarter
- d) Chemical sampling Once every three years
- e) The system installations must meet the requirements of the State Health Department Rules and Regulations.

2. Waste Water

- a) Must be discharged in a public system when within 300 feet of the system.
- b) Must be discharged in an approved waste water disposal system meeting requirements of the Utah Code of Waste Disposal Regulations when a public system is not available.
- c) Design volume is based on not less than 125 gallons per day per space.
- d) Construction or alteration cannot take place until written approval is given.
- e) Camping vehicles, not equipped with plumbing fixtures are not allowed unless there is proper collection and disposal of dish-washing, bathing and other liquid waste material.
- f) A sanitary dump station of approved design must be provided for the disposal of waste water. Design capacity shall be based on not less than 50 gal/day/space.

3. Service Buildings

- a) Where dependent vehicles or tents are allowed service buildings must be provided.
 - 1) Buildings must be located at least 15 feet from and not more than 500 feet away from any space served.
 - 2) Buildings must be of permanent construction.
 - 3) Buildings must be properly maintained.
 - 4) Must be equipped with lavatories with water and flush type toilets.

b) Plumbing Fixtures

	<u>Male</u>	<u>Female</u>
Water Closets	1/50	1/25
Urinals	1/50	-
Lavatories	1/50	1/50
Showers	1/35	1/35

c) Drinking fountains shall be provided at 1 per 300 occupants.

4. Solid Wastes

- a) Must be stored in a sanitary manner in water-tight containers with lids.**
- b) Containers must be conveniently located.**
- c) Refuse must be disposed of in a manner approved by the state or local health department.**